

Housing Authority - County of Los Angeles

February 19, 2008

To: Each Supervisor
From: Carlos Jackson, Executive Director

**SUBJECT: MONTHLY PROGRESS REPORT ON THE SECTION 8
HOUSING PROGRAM**

On March 13, 2007, your Board instructed me to report monthly on our progress to remove the Section 8 program from its Troubled status under the Section 8 Management Assessment Program (SEMAP). This report covers the period between January 18, 2008 and February 17, 2008, and provides information on the following:

- Lease-up
- Annual Re-examinations
- Inspections
- Corrective Action Plan
- The impact of Socialserve.com
- The impact of the Call Center
- HUD's OIG Audit Report
- The Confirmatory Review
- OIG Joint Audit of the City and County of Los Angeles
- YARDI update

Lease-up

As of February 1, 2008, our lease-up rate improved to 95.2%, representing a total of 19,760 assisted families throughout the County. Additionally, we are projecting to reach a lease-up rate of 98% by June 30, 2008. This projection is based on the total number of new contracts to be finalized and the number of individuals with vouchers searching for housing.

Due to this increase in lease-up, we have stopped processing applications effective January 22, 2008. This action is to avoid any over-leasing issues and/or negative financial impact to the program. Approximately 3,100 applicants were informed of this action in a letter dated January 22, 2008. The letter also informed them that their application will remain active and will be served based upon the order of receipt of their application.

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Annual Re-examinations and Inspections

We continue to remain current in maintaining our percentage rate at the level to achieve the maximum points for the SEMAP review. As of February 1, 2008, our rates were 1% and 3% for annual re-examinations and inspections, respectively.

Corrective Action Plan

The CAP was completed in December 2007. As I outlined in my February 6, 2008 memorandum to you, the only remaining item is the formal training required for your Board, the Housing Advisory Commission, and your senior staff that interacts with HACoLA on the Section 8 program. Six individuals have yet to complete the training. Additionally, HUD has closed fourteen items for the September 17th submittal; we are awaiting their response to the remainder of the items for the September 17th submittal, along with their response to the October 17th and November 17th submittals.

Socialserve.com

Socialserve.com continues to play a crucial role connecting our voucher holders with our participating landlords. For a 28-day period between January 16 and February 13, 2008, Socialserve.com averaged 3,587 total listings; 2,519 participating landlords; and 111,675 housing searches.

Call Center

Our Call Center is currently averaging approximately 3,600 calls per week, up from 3,000 calls per week during our last reporting period, with an actual total of 14,450 for the period between January 17, 2008 and February 15, 2008. For your information, the average wait time for the stated period was 1 minute, 56 seconds.

HUD OIG Audit

The HUD OIG report was published on HUD's website on February 12, 2008. It includes our response to their findings, along with the results of the Nelrod Company's sixteen-week, on-site review.

Confirmatory Review

HUD has informed HACoLA that their confirmatory review of our SEMAP certification for the fiscal year ending 2006-07, submitted on August 6, 2007, may not occur until March 2008.

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OIG Joint Audit of the City and County of Los Angeles

Limited progress has been made due to the dual nature of this audit, which is examining potential conflicts of interest between the City and County of Los Angeles. HUD's review will determine whether Section 8 properties owned by Authority employees are managed in accordance with HUD rules and regulations. Currently, OIG is working with HACLA and will contact us when they are prepared to proceed with HACoLA.

YARDI Status

We have remained on schedule with the implementation of YARDI. Although our original plan was to go live on April 1st, I have elected to delay by one month to ensure that staff have received extensive and comprehensive training on the YARDI system. This should allow staff to become more familiar with the YARDI system and minimize future data errors. Also, the extended training will ensure a smooth transition.

Please feel free to contact me if you have questions or need additional information.

CJ:LO:sm

c: William T Fujioka, Chief Executive Officer
Lari Sheehan, Deputy Chief Executive Officer
Sachi A. Hamai, Executive Officer/Clerk of the Board of Supervisors
Each Deputy
Los Angeles County Housing Commissioners